



CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Riverview Plaza

LMD Rezoning/Conceptual Plan Amendment

Project No. P26-003

Planning and Zoning Board Meeting

Marissa Da Breo-Latchman, Environmental Planner II

June 2, 2026

Request Summary

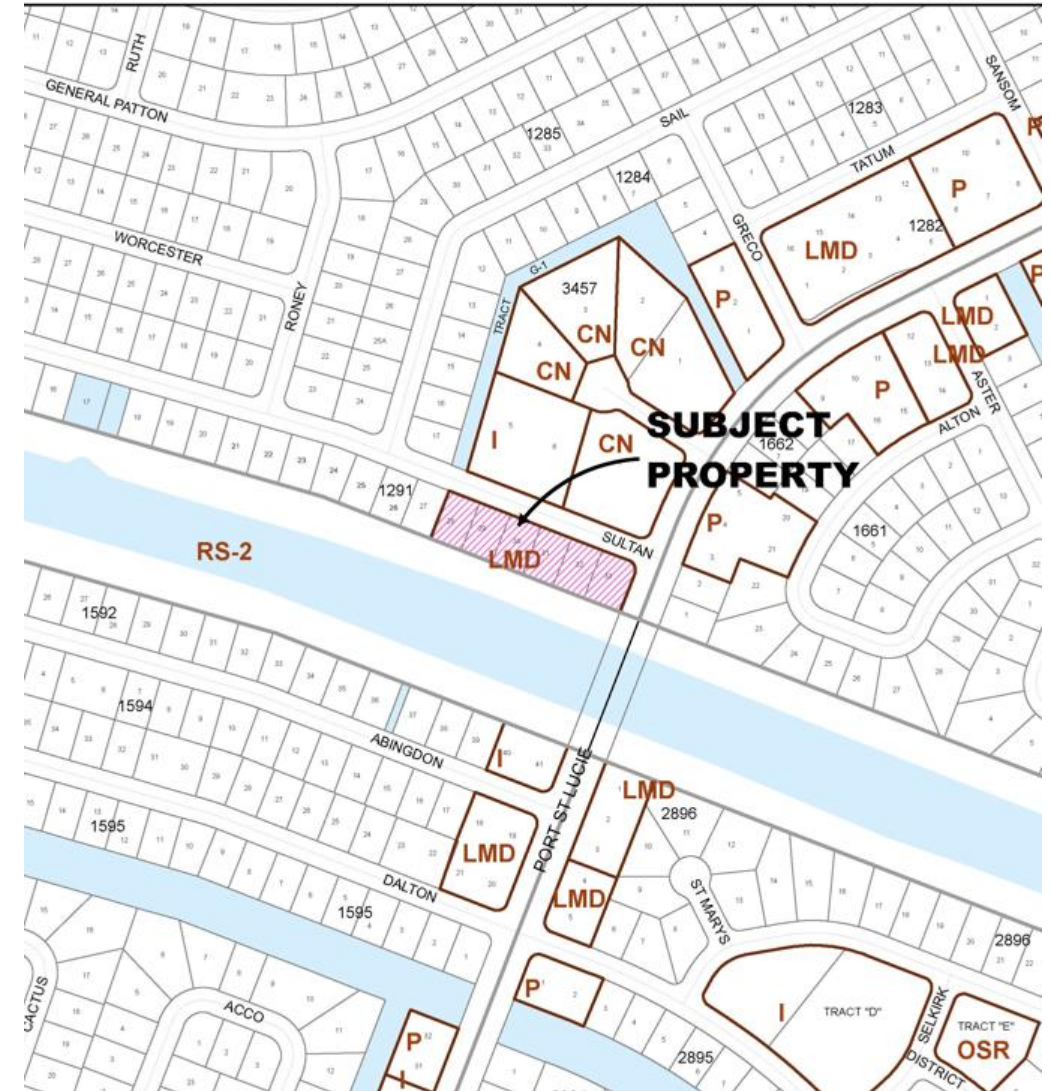
Applicant/Agent:	Jose Chaves, StoryBook Development Services, LLC
Property Owners:	Rossell, LLC
Location:	Southwest corner of SW Sultan Drive and SW Port St. Lucie Blvd and north of the C-24 Canal.
Request:	A Special Exception Use (SEU) application allow retail or personal service uses that exceed fifty percent (50%) of the building's gross floor area and any use that exceeds 5,000 square feet.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Church, daycare	CL	I, CN
South	C-24 Canal, Single-family residential, daycare	RL, ROI	I, RS-2
East	Vacant	ROI	P, RS-2
West	Residential	RL	RS-2

RL – Low-Density Residential, ROI – Residential/Office, RS-2 – Single-Family Residential, CL – Limited Commercial, I– Institutional, CN – Neighborhood Commercial, RL-Low Density Residential

EXISTING ZONING



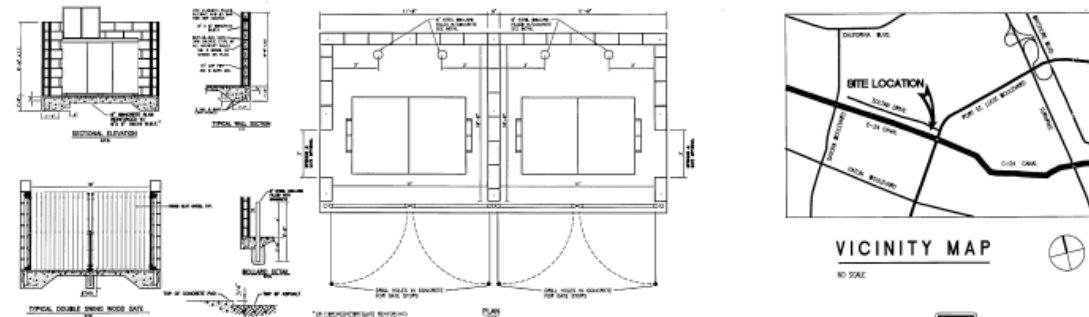
Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Limited Mixed Use (LMD) Zoning District is listed as a compatible zoning district under the Residential, Office and Institutional (ROI) future land use classification.

Policy 1.1.4.13 Future land Use

Future Land Use Classification	Compatible Zoning District
Residential, Office and Institutional (ROI)	Limited Mixed Use (LMD) , Professional (P), Medium Residential (RM-5) or Residential PUD (Planned Unit Development) between 5-11 units per acre.

Previous Conceptual Plan

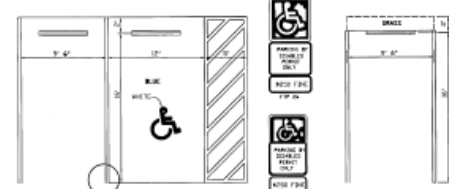


DUMPSTER ENCLOSURE

NO SCALE

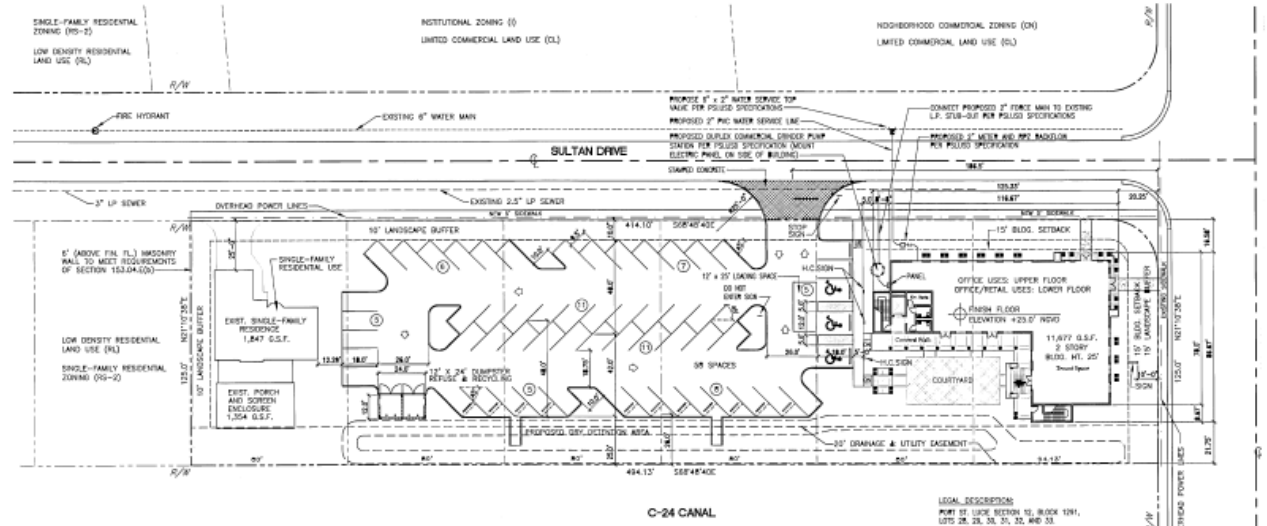
VICINITY MAP

NO SCALE



HC PARKING DETAIL

NO SCALE



SITE DEVELOPMENT PLAN

SCALE: 1" = 30'-0"

PROJECT DEVELOPMENT TEAM

PROJECT NAME: STONWELL MIXED-USE PROJECT
DEVELOPER: TOM O'DONNELL, 200 ANDREY DRIVE, SUITE 1002, NEW YORK, NY 10148, (212) 898-4153, FAX: (212) 898-4153
ARCHITECTS: MADDOX + LONG ARCHITECTS AND PLANNERS, INC., 2514 NORTH 24th STREET, FORT MYERS, FL 34901, (772) 480-0080, FAX: (772) 480-8113
CIVIL ENGINEER: STEPHEN COVINO, P.E., 208 W. SANDWICH TERRACE, PORT ST. LUCIE, FL 34983, (772) 878-7779, FAX: (772) 878-8151
LANDSCAPE ARCHITECTS: LAND DESIGN SOUTH, 1108 W. US HWY 101, STE 202, PORT ST. LUCIE, FL 34988, (772) 871-7738, FAX: (772) 871-8882



PEACOCK & LEWIS
 Architects and Planners, Inc.
 P: 772-462-6888
 F: 772-462-8515
 Maitland, FL - 32883
 License No.: ANC 189923
 Second Street Station
 214 North 2nd Street
 Fort Pierce, Florida
 34950

O'Donnell
 Mixed-Use
 Project
 Retail/Office
 Building

Port St. Lucie Blvd.
 Port St. Lucie,
 Florida

- ### GENERAL NOTES
- SITE PLAN**
- ERASEMENTS:**
 THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM WILL CONSIST OF SOFT GRASS AND A SERIES OF SWALES AND DITCHES WHICH SHALL BE CONSTRUCTED ACCORDING TO A PROPOSED SWP DETENTION AREA DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND WATER QUALITY ATTENUATION FOR ZONING AND USES OF PORT ST. LUCIE CANAL FOR NEW DEVELOPMENT. THE PROPOSED SWP DETENTION SYSTEM IS DESCRIBED IN A DETAIL, STRUCTURE AND DETAIL, AND SHALL BE SUBMITTED TO THE ST. LUCIE CANAL STORMWATER COORDINATION BOARD.
 - WATER AND STORM SYSTEMS:**
 THE PROPOSED MIXED-USE PROJECT WILL RECEIVE POTABLE WATER AND SEWER SERVICE VIA ADJACENT PUBLIC WATER AND SEWER MAINS. THE WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PUSID) AND WILL BE DESIGNED AND CONSTRUCTED PER PUSID AND PEP SPECIFICATIONS.
 - LANDSCAPE STANDARDS:**
 ALL NEW PLANTING MUST BE PLACED WITHIN TEN FEET OF UTILITIES.
 NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD OBSCURE CONDUITS WITH THE EXPOSED SPACING AND MAINTENANCE OF ANY EXISTING UTILITY.
 ALL LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD NOT OBSCURE ANY AND ALL SIGNAGE OR TRAFFIC MATERIALS SHOWN ON LOTS OR STORIES OR SIGNAGE SHALL BE SUPPLIED BY THE DEVELOPER WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - UPLAND VEGETATION AND CLEARING STANDARDS:**
 THE PROPERTY IS LESS THAN 2 ACRES AND DOES NOT REQUIRE AGRICULTURE FOR UPLAND VEGETATION. A CLEARING PLAN WILL BE PROVIDED AT THE TIME OF THE ENGINEERING PLAN REVIEW.
 - BUILDING USES:**
 OFFICES WITH NO MORE THAN 20% OF THE BUILDING'S GROSS FLOOR AREA MAY BE USED FOR RETAIL OR PERSONAL SERVICE USES. THE EXISTING GARAGE LOT IS TO BE USED AS A SINGLE-CAR VEHICLE RAMP OR OTHER ALLOWED USE NOT REQUIRING MORE THAN 2 SPACES.
 - DESIGN STANDARDS:**
 THE BUILDING EXTERIOR THE MINIMUM NUMBER OF REQUIRED DESIGN ELEMENTS BY 3 ELEMENTS. STANDARD LETTERS SHOWN ARE BASED ON THE DESIGN STANDARDS REGULATORY CODES TO BE REVIEWED TO VERIFY THE NAME, NUMBER AND YEAR. 20'-NEAR WALLS AS PER TEXAS LAND USE MANUAL, NEW YORK SETBACK IS 10' FOR 2-STORY BUILDING.

SITE DATA

AREA CALCULATIONS

SITE AREA	= 83,832 SF	= 1.915 AC	= 100.00 AC
ROAD AREA (1ST FL)	= 8,814 SF	= 0.200 AC	= 8.00 AC
BUILDING AREA (DESIGN)	= 1,847 SF	= 0.042 AC	= 3.00 AC
PAVEMENT AREA (OFF-ROAD)	= 24,843 SF	= 0.563 AC	= 20.00 AC
PAVEMENT AREA (RESIDENT)	= 1,847 SF	= 0.042 AC	= 3.00 AC
TOTAL IMPAVED AREA	= 38,351 SF	= 0.947 AC	= 36.00 AC
TOTAL OPEN AREA	= 27,809 SF	= 0.640 AC	= 45.00 AC

FUTURE LAND USE DESIGNATION & ZONING DISTRICT: I-10
PRELIMINARY CALCULATIONS:
 OFFICE/RETAIL USE: PARKING SPACES REQUIRED = 11,877 S.F./A SPACE FOR 200 S.F. = 59 SPACES
 18 SPACES PROVIDED INCLUDING 2 HC SPACES
 SINGLE FAMILY USE: PARKING SPACES REQUIRED = 1 EXTERIOR SPACE
 2 EXTERIOR SPACES PROVIDED

NOTES:
 FINAL ENGINEERING DRAWINGS WILL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.
 THE FINAL STANDING SIGN SHALL BE SET BY GRADING VOLUNTARY UNITS, NOT EXISTING 120 WHEEL SIGN SHALL HAVE SIGNS TO PREVENT BLAME TOWNS THE PROPERTY. A SIGNAGE SIGN PLAN SHALL BE SUBMITTED PRIOR TO BUILDING PERMIT APPLICATION.
 LIGHTING NOTES:
 - HEIGHT OF LIGHT FIXTURES NOT TO EXCEED 20' (MINUS 2' OF FINISH FLOOR LINE).
 - HEIGHT OF LIGHT FIXTURES NOT TO EXCEED 20' (MINUS FINISH & NEAR PROPERTY LINE).
 - LIGHT FIXTURES SHALL BE 0.5'-0" (CROWN) TYPES WITH SHIELDS INSTALLED WITH ZERO DEGREE TILT.
 FIRE SEPARATION: TYPE II CONSTRUCTION
 TRAFFIC TABLE (BASED UPON I.C. 511 C.3)
 STP: 10' BY 10' SIZE
 NEW 10" DIA. DRAINAGE USE: 1/2" DIA. DRAINAGE USE
 RETAIL: 4.000 8" DIA. SPAC: 40.00 200 121 8" DIA. OUT: 4.00 25 4 9" DIA. OUT
 OFFICE: 4.000 7" DIA. SPAC: 24.00 122 8" DIA. OUT: 2.00 17 18 8" DIA. OUT
 TRUCK: 2.00 142 8" DIA. OUT: 42 14 1/2" DIA. OUT

DOCUMENT IDENTIFICATION

DATE: APR 11 2024
 TIME: 10:00 AM
 PROJECT: P88-430

Scale:

Consultant:

Sheet Title:
 Site Plan

As Shown

Revisions:

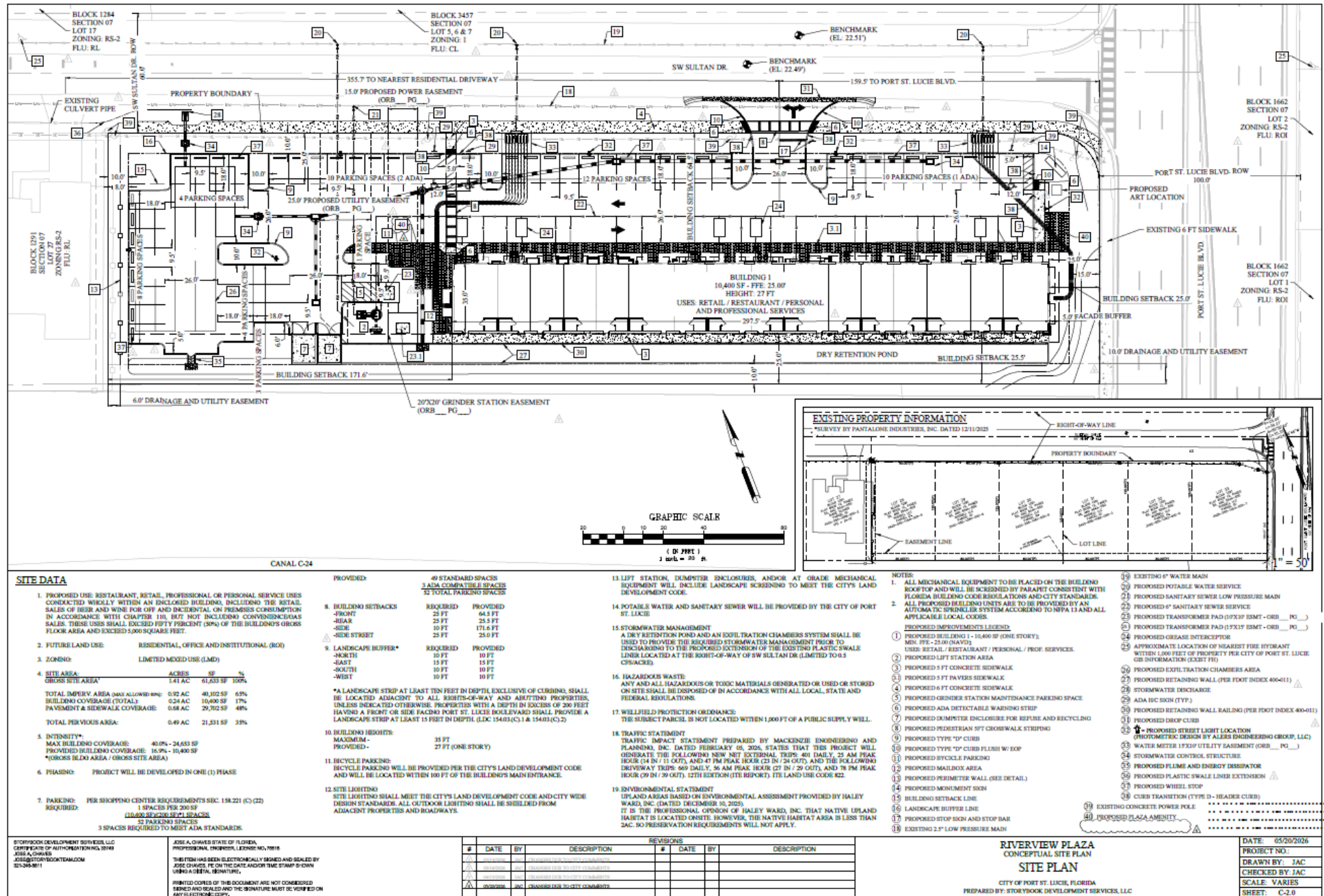
Comm.:	885-823	Date:	03/27/07
Drawn:	PHL	Checked:	DLB

Sheet No.:
 SD-1

CG: 2



Proposed Conceptual Plan



SITE DATA

- PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 1,000 SQUARE FEET.
- FUTURE LAND USE: RESIDENTIAL, OFFICE AND INSTITUTIONAL (RO) LIMITED MIXED USE (LMD)
- ZONING: LIMITED MIXED USE (LMD)
- SITE AREA:

ACRES	SF	%	
GROSS SITE AREA	1.41 AC	61,633 SF	100%
TOTAL IMPERV. AREA (MAX ALLOWED 50%)	0.92 AC	40,102 SF	65%
BUILDING COVERAGE (TOTAL)	0.24 AC	10,400 SF	17%
PAVEMENT & SIDEWALK COVERAGE	0.68 AC	29,703 SF	48%
TOTAL PERVIOUS AREA:	0.49 AC	21,531 SF	35%
- INTENSITY*:

MAX BUILDING COVERAGE:	40.0% - 24,633 SF
PROVIDED BUILDING COVERAGE:	16.9% - 10,400 SF

 *(GROSS BLDG AREA / GROSS SITE AREA)
- PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE
- PARKING: PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (22)

REQUIRED:	PROVIDED:
1 SPACES PER 200 SF (11,600 REQUIRED SPACES)	32 TOTAL PARKING SPACES
3 SPACES REQUIRED TO MEET ADA STANDARDS	3 ADA COMPATIBLE SPACES

PROVIDED:

REQUIRED	PROVIDED
8. BUILDING SETBACKS	
-FRONT	25 FT
-REAR	25 FT
-SIDE	10 FT
-SIDE STREET	25 FT
9. LANDSCAPE BUFFER*	
-NORTH	10 FT
-EAST	15 FT
-SOUTH	10 FT
-WEST	10 FT
10. BUILDING HEIGHTS:	
MAXIMUM -	35 FT
PROVIDED -	27 FT (ONE STORY)
11. BICYCLE PARKING:	
BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 100 FT OF THE BUILDING'S MAIN ENTRANCE.	
12. SITE LIGHTING	
SETBACK LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.	

- LEFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE.
- STORMWATER MANAGEMENT: A DRY RETENTION POND AND AN EXFILTRATION CHAMBERS SYSTEM SHALL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE PROPOSED EXTENSION OF THE EXISTING PLASTIC LINER LOCATED AT THE RIGHT-OF-WAY OF SW SULTAN DR. (LIMITED TO 1.5 CFS/AC/IN).
- HAZARDOUS WASTE: ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- WELLSHIELD PROTECTION ORDINANCE: THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1,000 FEET OF A PUBLIC SUPPLY WELL.
- TRAFFIC STATEMENT: TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED FEBRUARY 05, 2024, STATES THAT THIS PROJECT WILL GENERATE THE FOLLOWING NEW NET EXTERNAL TRIPS: 401 DAILY, 23 AM PEAK HOUR (14 IN / 11 OUT), AND 47 PM PEAK HOUR (23 IN / 24 OUT), AND THE FOLLOWING DRIVEWAY TRIPS: 669 DAILY, 36 AM PEAK HOUR (27 IN / 29 OUT), AND 76 PM PEAK HOUR (29 IN / 30 OUT). (SEE SECTION (G) REPORT) ITS LAND USE CODE 622.
- ENVIRONMENTAL STATEMENT: UP-AND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY HALEY WARD, INC. (DATED DECEMBER 10, 2023). IT IS THE PROFESSIONAL OPINION OF HALEY WARD, INC. THAT NATIVE UPLAND HABITAT IS LOCATED ON-SITE. HOWEVER, THE NATIVE HABITAT AREA IS LESS THAN 2AC. SO PRESERVATION REQUIREMENTS WILL NOT APPLY.

- NOTES:**
- ALL MECHANICAL EQUIPMENT TO BE PLACED ON THE BUILDING ROOF TOP AND WILL BE SCREENED BY PALMETT CONSISTENT WITH FLORIDA BUILDING CODE REGULATIONS AND CITY STANDARDS.
 - ALL PROPOSED BUILDING UNITS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM ACCORDING TO NFPA 13 AND ALL APPLICABLE LOCAL CODES.
- PROPOSED IMPROVEMENTS LEGEND:**
- PROPOSED BUILDING 1 - 10,400 SF (ONE STORY); MIN. FPE - 25.0 (GRAY)
 - PROPOSED RETAIL / RESTAURANT / PERSONAL / PROF. SERVICES.
 - PROPOSED LIFT STATION AREA
 - PROPOSED 5 FT CONCRETE SIDEWALK
 - PROPOSED 5 FT PAVED SIDEWALK
 - PROPOSED 6 FT CONCRETE SIDEWALK
 - PROPOSED GENDER STATION MAINTENANCE PARKING SPACE
 - PROPOSED ADA DETECTABLE WARNING STRIP
 - PROPOSED DUMPSTER ENCLOSURE FOR REUSE AND RECYCLING
 - PROPOSED PEDESTRIAN 5 FT CROSSWALK STRIPING
 - PROPOSED TYPE "D" CURB
 - PROPOSED TYPE "D" CURB FLUSH W/ EOP
 - PROPOSED BICYCLE PARKING
 - PROPOSED MAILBOX AREA
 - PROPOSED PERIMETER WALL (SEE DETAIL)
 - PROPOSED MONUMENT SIGN
 - BUILDING SETBACK LINE
 - LANDSCAPE BUFFER LINE
 - PROPOSED STOP SIGN AND STOP BAR
 - EXISTING 2" LOW PRESSURE MAIN
 - EXISTING 6" WATER MAIN
 - PROPOSED POTABLE WATER SERVICE
 - PROPOSED SANITARY SEWER LOW PRESSURE MAIN
 - PROPOSED 6" SANITARY SEWER SERVICE
 - PROPOSED TRANSFORMER PAD (15'X15' ISMT - ORB_PG)
 - PROPOSED TRANSFORMER PAD (15'X15' ISMT - ORB_PG)
 - PROPOSED GROUND INTERCEPTOR
 - APPROXIMATE LOCATION OF NEAREST FIRE HYDRANT WITHIN 1,000 FEET OF PROPERTY PER CITY OF PORT ST. LUCIE GIS INFORMATION (EXCPT FID)
 - PROPOSED EXFILTRATION CHAMBERS AREA
 - PROPOSED RETAINING WALL (PER FOOT INDEX 406-011)
 - STORMWATER DISCHARGE
 - ADA (WC SIGN) (TYPE 1)
 - PROPOSED RETAINING WALL RAILING (PER FOOT INDEX 400-013)
 - PROPOSED DUMP CURB
 - PROPOSED STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC)
 - WATER METER 15'X15' UTILITY EASEMENT (ORB_PG)
 - STORMWATER CONTROL STRUCTURE
 - PROPOSED FUME AND ENERGY DISSIPATOR
 - PROPOSED PLASTIC WRAPE LINER EXTENSION
 - PROPOSED WHEEL STOP
 - CURB TRANSITION (TYPE D - HEADER CURB)
 - EXISTING CONCRETE POWER POLE
 - PROPOSED PLAZA AMENITY

STORYBOOK DEVELOPMENT SERVICES, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER: 2019
 JESSIE A. CHAVIS
 JESSIE@STORYBOOKTEAM.COM
 352-265-8011

JOSE A. CHAVIS STATE OF FLORIDA
 PROFESSIONAL ENGINEER, LICENSE NO. 7818
 THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE CHAVIS. PLO ON THE DATE AND/OR TIME STAMP IS OWN USING A DIGITAL SIGNATURE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION
1		JAC	PROPOSED CONCEPT PLAN				
2		JAC	REVISIONS				
3		JAC	REVISIONS				
4		JAC	REVISIONS				

RIVERVIEW PLAZA
 CONCEPTUAL SITE PLAN
SITE PLAN
 CITY OF PORT ST. LUCIE, FLORIDA
 PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 05/20/2026
 PROJECT NO.:
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: VARIES
 SHEET: C-2.0



Proposed Elevations



SIDE ELEVATION - PORT SAINT LUCIE BLVD
SCLA 10



FRONT ELEVATION - PARKING LOT
SCLA 10



SIDE ELEVATION - PORT SAINT LUCIE BLVD
SCLA 10



FRONT ELEVATION - PARKING LOT
SCLA 10

Justification

- The existing zoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The applicant's proposal to reconfigure the subject property's conceptual plan is consistent with Section 158.155(P), any changes to the conceptual plan and/or changes to the proposed uses, is subject to the hearing requirements for rezoning as designated in the Zoning Code. The proposed commercial use is permitted within the LMD zoning district, as stated in Section 158.155(C)(2).

Planning and Zoning Board Action Options

- Motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Motion to recommend denial to the City Council
- Motion to table should the Board need further clarification or information from either the applicant and/or staff